040.A	0007	0199.0	1 of 1	Commercial
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	276,900 /	276,900
USE VALUE:	276,900 /	276,900
ASSESSED:	276,900 /	276,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
199		BROADWAY, ARLINGTON

OWNERSHIP

Unit #: 199

Owner 1:	F&G MASTER LLC
Owner 2:	
Owner 3:	
Street 1:	415 MT AUBURN ST
Street 2:	
Twn/City:	WATERTOWN
St/Prov:	MA Cntry Own Occ: N
Postal:	02472 Type:

PREVIOUS OWNER

Owner 1:	POIRIER LISA M & KELLY A -
Owner 2:	TRSTS/PEAR TREE REALTY TRUST -
Street 1:	199 BROADWAY UNIT 199
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo-Retail with a Condo Retail Building built about 1900, having primarily Brick Exterior and 815 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 1 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
345	0.000	276,900			276,900
Total Card	0.000	276,900			276,900
Total Parcel	0.000	276,900			276,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 339.75 | /Parcel: 339.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	312459
GIS Ref	
GIS Ref	
Insp Date	09/12/18

!15819!

PREVIOUS ASSESSMENT

Parcel ID 040.A-0007-0199.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	345	FV	276,900	0	.		276,900		Year end	12/23/2021
2021	345	FV	276,900	0	.		276,900		Year End Roll	12/10/2020
2020	345	FV	276,900	0	.		276,900	276,900	Year End Roll	12/18/2019
2019	345	FV	235,000	0	.		235,000	235,000	Year End Roll	1/3/2019
2018	345	FV	235,000	0	.		235,000	235,000	Year End Roll	12/20/2017
2017	345	FV	235,000	0	.		235,000	235,000	Year End Roll	1/3/2017
2016	345	FV	235,000	0	.		235,000	235,000	Year End	1/4/2016
2015	345	FV	225,100	0	.		225,100	225,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	21:25:36

LAST REV

Date	Time
09/15/21	15:48:00

jorourke

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15819

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POIRIER LISA M	78344-408	2	7/28/2021		365,000	No	No		
DOHERTY JAMES F	56075-203		12/16/2010		225,000	No	No		

USER DEFINED

Prior Id # 1:	27526
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2021	SQ Mailed	JO	Jenny O
5/20/2019	I & E Return	JO	Jenny O
9/12/2018	MEAS&NOTICE	PH	Patrick H
3/1/2017	I & E Return	EMK	Ellen K
3/28/2016	I & E Return	EMK	Ellen K
2/10/2011	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
345	Condo-Retail		0		Sq. Ft.	Site		0	0.	0.00	CR																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	345	Condo-Retail	Prime NB Desc	CND/RET	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	64 - Condo Retail		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	2009
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	std		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	15.000000000
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	5.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	5.6	%

CALC SUMMARY

Basic $ / SQ:	200.00
Size Adj.:	1.25000000
Const Adj.:	1.01263928
Adj $ / SQ:	253.160
Other Features:	6071
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	293298
Depreciation:	16425
Depreciated Total:	276873

COMMENTS

RETAIL CONDO UNIT.. HAIR SALON.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1									# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs:	1	BRs:	0	Baths:					HB	1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	1		
Totals			
1	1		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	306.32
Special Features:	0	Val/Su Net:	228.84
Final Total:	276900	Val/Su SzAd	339.75

SKETCH

UnSketched SubAreas:
GLA: 815,
BMT: 395,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	815	253.160	206,325
BMT	Basement	395	75.950	29,999

Net Sketched Area:	1,210			Total:	236,324
Size Ad	815	Gross Area	1210	FinArea	815

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

040.A-0007-0199.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	